

URBAN DEVELOPMENT PROGRAM (REVISED 7/26/95)

General Plan Objective

The objective of El Centro's Urban Development Program is to facilitate residential, industrial, and business growth in those areas where public services are available and to provide a variety of growth locations so that an adequate supply of developable land will maintain reasonable housing costs and promote economic development.

Principles and Programs

- In order to maintain adequate public service levels and El Centro's quality of life, specific geographic areas for new development should be delineated based on existing or planned public facilities, existing land use, and transportation corridors or other physical boundaries. Within these geographic areas, the coordinated efforts of City government, other public agencies and districts, private developers, landowners, and existing residents will be needed to assure that adequate public service and quality of life standards are maintained.
- The following urban development program delineates future growth areas using three Urban Service Area Development Tiers. It is not the City's intent to require that the tiers be developed in sequence. However, development in Tier II or Tier III may require a greater cost for infrastructure improvements than would the same development if located within Tier I; and may also require that facilities be sized, at developer expense, to accommodate additional development within an entire Tier Subarea, or such larger area as may be required by the City. Reimbursement agreements, improvement districts, and other public finance strategies may be used to most cost-effectively provide needed public infrastructure, as deemed necessary by the City Council.
- **Development Tier I - Current Urban Service Area.** Development Tier I totals approximately 1,355 acres within and adjacent to the present City Limits. Buildout of Tier I would result in an estimated 3,700 dwelling units and a population of 12,600 residents. New development can generally be served by gravity sewer lines to existing trunk sewers. Water lines and reservoirs are also generally adequate to serve new development; though easements and financial contributions to ultimate sewer and water systems may be required. Fire, police, schools, parks, library, medical, and other City services are also in proximity to these areas, though service capacities are likely to be limited and improvements to existing facilities and/or new facilities may be needed to adequately accommodate new development. Subdivision of land and commercial or industrial development within Tier I would generally follow standard zoning, subdivision, and environmental review procedures and would not require the preparation of a Community Facilities Study as hereinafter described.

- **Development Tier II - Planned Urban Service Area.** Development Tier II totals approximately 5,470 acres located primarily outside of the present City limits. Buildout of Tier II would result in an estimated 14,140 dwelling units and a population of 48,080 residents. Tier II includes land which is within or adjacent to the existing City limits, but differs from Tier I in that public infrastructure to serve new development is more limited. Essential required improvements may include sewer and water pump stations, water storage reservoirs, and sewer trunk lines or force mains. New schools, parks, and fire stations may also be required to adequately serve development of Tier II areas. As with Tier I, additional service capacity for police, library, medical, and other City services may also be needed to accommodate new development. Preparation of a Community Facilities Study shall be required for most development projects within Tier II, including residential subdivisions, multi-family projects, and commercial or industrial development. Specific exceptions to the requirement to prepare a Community Facilities Study are provided below.
- **Development Tier III - Future Urban Service Area.** Development Tier III encompasses approximately 5,600 acres which are not expected to be needed for new development before at least Year 2005. Facility planning and land use control for property within Development Tier III shall be the responsibility of the City. If development other than agriculture and related businesses, or residential subdivisions of five or fewer parcels, is proposed within currently unincorporated portions of Tier III, the developer or subdivider shall be required to obtain concurrence of the City to allow such development or subdivision, and the improvement of all public facilities to City standards, shall be provided for. Uses which do not require treated water from, or disposal of sewage to City systems, may be permitted. Subdivision of land and commercial or industrial development within Tier III would require that a Community Facilities Study be prepared, except in the case of specifically exempt projects as provided below. If a project is proposed within Tier III a Development Tier Subarea shall be established by the City for which a Community Facilities Study shall be prepared.
- **Community Facilities Study Required.** Except as hereinafter provided, subdivision of land and commercial or industrial development within Tiers II and III would require that a Community Facilities Study be prepared. Community Facilities Studies would, in most cases, be prepared at the expense of those seeking approval for development. The Community Facilities Study shall address existing conditions and needs for City sewer, water, drainage/flood control, and Circulation Element roads affected by new development. Public facility financing plans for new development would also need to be evaluated. A Community Facilities Study shall not be required when: An Environmental Impact Report (EIR) or Initial Study leading to a Mitigated Negative Declaration will be prepared for the project and the EIR or Mitigated Negative Declaration will incorporate all applicable elements of the Community Facilities Study; the project is a subdivision of five or fewer lots or a commercial or industrial development of five acres or less, the owner or subdivider does not own or control other contiguous property within the same Tier Subarea; the Initial Study for the project does not conclude that the project may have a significant impact on public services and facilities or the project does not require sewer or water facilities.

- **Development Tier Subareas.** A key objective of the City's Urban Development Program is to efficiently and cost-effectively deliver public sewer and water services. The City's *Water Master Plan* and *Sewer Master Plan* delineate water and sewer system improvements needed to serve Development Tiers I and II. If a development project is proposed within the Tier III Future Urban Service Area, the Planning Department or City Council will also establish a project Subarea for which a Community Facilities Study shall be prepared.

The water and sewer master plans shall be used to evaluate the project's water and sewer needs and the impact of those needs on the City's water and sewer systems. The project drainage and flood control facilities shall be evaluated using whatever master plans are available from the City or other agencies having jurisdiction over such matters. The project needs and impacts related to local and regional roadways shall be evaluated using the Circulation Element of the City's General Plan.